



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday January 12, 2011

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Planning-Wednesday, January 19, 2011 Meeting, TBA
Board of Appeals-Thursday, January 31, 2011 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

- | | | |
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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |
| 4. | <u>COMBINED PRELIMINARY / FINAL PLAT</u> | DECISION |
| a) | <u>Bootjack Springs, Section 2, Lots 9A-9B</u> – Requesting approval of one (1) new lot in a major subdivision. Located along the west side of Indian Springs Road, north of Rocky Springs Road. Zoned: Residential R-1, Frederick Planning Region.
Tax Map 56 / Parcel 468.
File: S574, AP# 10375, Mike Wilkins | |
| 5. | <u>PRELIMINARY PLAT</u> | DECISION |
| a) | <u>Mayne Property</u> - Requesting conditional Preliminary Plan approval for 148 Single-family detached dwelling, 45 Townhouses, including 25 Townhouse MPDU's; for a total of 193 units. This plan received non-binding review and comment from the FCPC during their meeting held on August 11, 2010. Located at the corner of MD Route 26 and Daysville Road. Zoned: Residential R-3 and General Commercial (GC), Walkersville Planning Region. Tax Map 50 & 51 / Parcel 64. File: S1157, AP# 10707, Tolson DeSa | |
| b) | <u>Villages of Nightingale: New Entrance to Boyers Mill Road</u> - Requesting a revised preliminary plan approval for a new road connection to Boyers Mill Road from the previously platted Nightingale section of Lake Langanore. No additional lots or construction proposed. Located along Boyers Mill Road, west of Quiet Cove Road. Zoned: Planned Unit Development (PUD) Tax Map 79 / Parcel 188
File: S 829J, AP#11187, Tolson DeSa | |

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6. SITE PLANS

DECISION

- a) Catoctin Quaker Camp - Requesting approval to expand several existing buildings and add new cabins. Located west quadrant of Mink Farm and Tower Roads intersection. Zoned: Resource Conservation (RC), Middletown & Frederick Planning Regions. Tax Map 24 / Parcel 5. File: SP03-11, A/P#'s 8350 (SP) & 10795 (FRO), Stephen O'Philips
- b) Sam's Club - Requesting approval to expand existing facilities and also requesting landscaping & parking lot modifications. Located on a .49-acre parcel, west side MD 355, ¼ mile north of Grove Road. Zoned: General Commercial (GC). Frederick Planning Region. Tax Map 77 / Parcel 70. File: SP05-22, A/P#'s 10978 (SP), 10980 (APFO) & 10981 (FRO), Stephen O'Philips
- c) Tractor Supply & Endless Summer RV - Requesting approval to expand existing facilities and also requesting landscaping & parking lot modifications. Located on a 10.5-acre parcel, southeast quadrant of Devilbiss Bridge Road and US 15. Zoned: General Commercial (GC). Frederick Planning Region. Tax Map 48 / Parcel 308. File: SP10-13, A/P#'s 11192 (SP), 11283 (APFO) & 11194 (FRO), Stephen O'Philips
- d) Stups Market - Requesting approval to add gas pumps to an existing market. Located east quadrant of Adamstown road and Mountville Road a .33-acre parcel. Zoned: Village Center (VC), Adamstown Planning Region. Tax Map 103 / Parcel 783. File: SP10-10, A/P #11047, Stephen O'Philips